

Dutch Bros Development – Response to Response to Standards

Section 6-4-3:12.1: Standards for Approving PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district

The underlying zoning district's intent is to support vibrant commercial development with orderly access, circulation, and customer convenience. The requested deviations—specifically the bypass lane and parking reductions—are consistent with the PUD's purpose of promoting innovative design and efficient land use.

Bypass Lane Deviation (Section 6-9-6:2.2):

The absence of a separate bypass lane allows for a more compact and pedestrian-oriented layout rather than compromising traffic flow. The drive-thru is designed to allow queued vehicles to exit the line forward or backward during non-peak times without creating cross-circulation conflicts. The reduced lane width frees space for landscaping and pedestrian access while supporting Dutch Bros' quick-service operation model. These design elements support the district's intent by enhancing on-site traffic management and urban design.

Parking Deviation (Section 6-9-3:4):

The deviation supports the operational characteristics of Dutch Bros and the shopping center as a whole. Dutch Bros operations are 80–90% drive-thru, significantly reducing on-site parking demand. The reduction in required parking is for the entire PUD, not just the Dutch Bros parcel. [The Municipal Code requires 1,100 parking spaces in the PUD, and the proposed parking provides 887 spaces. Ordinance 21-022 approved a parking deviation to reduce the required parking to 926 spaces.](#) Based on the current tenant mix and Dutch Bros' lower-than-average parking generation, the study demonstrates adequate parking supply during peak demand. As such, the deviation does not undermine the purpose of the zoning district but allows flexibility for a modern commercial layout.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure

Neither the bypass lane nor the parking deviation will place additional strain on municipal infrastructure.

Bypass Lane Deviation:

While a traditional bypass lane provides a means for vehicles to exit the queue, in this design, the entire drive-thru loop accommodates sufficient queuing (per submitted traffic study). It allows vehicles to move forward or exit the line if needed. This mitigates the

concern of off-site queuing and supports efficient circulation on-site. Additional information in the traffic study addresses how the queue lengths are managed, and operational data supports that the site layout avoids impacting shopping center circulation.

Parking Deviation:

The reduction is addressed at the PUD level and reflects a data-driven approach. With Dutch Bros primarily drive-thru and supported by traffic counts, the center has sufficient parking for all tenants. No additional burden will be placed on utility services, as connections to existing systems have been reviewed in preliminary engineering. The current layout makes emergency access, garbage service, and snow removal feasible.

3. Whether the requested deviation contributes to a superior level of design, amenities, or community vitality

Yes — the deviations enable a higher-quality design and enhanced amenities.

Bypass Lane Deviation:

Enables a more compact footprint and allocates space to wider sidewalks, landscaping, and outdoor seating. This promotes walkability and creates a more engaging site for pedestrians, reducing idling vehicles and improving air quality.

Parking Deviation:

Allows for reduced pavement and more greenspace while still maintaining adequate service levels. The Dutch Bros building design includes vibrant architectural elements and efficient environmental systems. The site promotes social interaction and meets community vitality goals through visual appeal, outdoor gathering spaces, and sustainability-focused operations (e.g., reduced waste, energy efficiency).

Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments

The Dutch Bros design introduces a compact drive-thru model with integrated outdoor seating and a pedestrian-focused layout. The development reflects modern consumer needs while respecting existing site constraints.

2. The design of the planned unit development meets the requirements and standards of the planned unit development regulations

The development meets or exceeds most standards. Where deviations are requested, they are supported by operational data and planning analysis to maintain compliance with the code's intent.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site

The site efficiently uses its compact footprint, balancing vehicular access and pedestrian circulation. Internal traffic is managed per the submitted study, and public utilities are sufficient for service needs.

4. Open space, outdoor common area, and recreational facilities are provided

New walkways contribute to public-facing amenities. These spaces enhance the pedestrian experience and promote social engagement in the shopping center.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations

Deviations from zoning standards (e.g., parking count and bypass lane) are balanced with site improvements and support from technical studies. These changes fulfill the code's flexibility for context-driven planning.

6. The planned unit development is compatible with the adjacent properties and nearby land uses

The development integrates into the existing commercial PUD, respects adjacent property operations, and reinforces the center's role as a neighborhood-serving retail area.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City

The development reinforces city goals related to compact commercial development, sustainability, and placemaking. Dutch Bros brings a nationally recognized, community-oriented brand that enhances the tenant mix and customer draw.